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**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

MEETING DATE October 16, 2015 LOCAL EFFECTIVE DATE October 30, 2015 APPROX FINAL EFFECTIVE DATE November 20, 2015	CONTACT/PHONE James Caruso, Project Planner (805) 781-5702	APPLICANT Rohit and Vimy Sundrani	FILE NO. DRC2014-00147
SUBJECT Request by ROHIT and VIMY SUNDRANI for a Minor Use Permit/Coastal Development Permit (DRC2014-00147) to allow the construction of an approximately 2,663 square foot, 2 story single family residence. The project will result in the disturbance of the entire approximately 5,539 square parcel. The proposed project is within the Residential Single Family land use category within the Small Scale Design Neighborhood and is located at 3161 Studio Drive in the Estero Coastal planning area in the community of Cayucos.			
RECOMMENDED ACTION Approve Minor Use Permit/ Coastal Development Permit DRC2014-00147 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on August 14, 2015.			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Small Scale Neighborhood, Local Coastal Plan Area, Archaeologically Sensitive Area	ASSESSOR PARCEL NUMBER 064-413-021	SUPERVISOR DISTRICT 2
PLANNING AREA STANDARDS: Small Scale Neighborhood <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program, Coastal Appealable Zone <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

EXISTING USES: Vacant	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family/residences <i>East:</i> Residential Single Family/residences <i>South:</i> Residential Single Family/residences <i>West:</i> Residential Single Family/residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Community Advisory Council, Public Works, Building Division, Cayucos Fire, Cayucos Sanitary District, Paso Robles Beach Water Association, and the California Coastal Commission.	
TOPOGRAPHY: Fairly level	VEGETATION: Grasses
PROPOSED SERVICES: Water Supply: Paso Robles Beach Water Association Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire	ACCEPTANCE DATE: August 13, 2015

## DISCUSSION

The applicant proposes to construct a new 2,663 square foot, 2- story single family residence with 100 square feet of covered porch and an attached 2 car garage. The site is approximately 5,359 square foot and is currently vacant. The project is located at 3161 Studio Drive (corner of Studio Drive and Flores Ave.) in the community of Cayucos. The residence also has a 6 foot high wall to separate the private space from the road and adjacent wastewater pump station.

As outlined below, the proposed project is consistent with the Small Scale Neighborhood design standards of the Estero Area Plan as well as applicable Coastal Zone Land Use Ordinance standards and general plan policies.

## PLANNING AREA STANDARDS

### Small Scale Neighborhood Design Standards:

Setbacks: Table 7-1 of the Cayucos Urban Area Special Setbacks—Communitywide provide the setbacks for this location:

Front: 10 feet  
 Sides: 3 feet  
 Rear: 5 feet

This area also has second floor setback standards:

*An upper story wall setback on each side yard of a minimum of two-and-one-half (2 1/2) feet greater than the lower story wall shall also be required.*

*Staff comments: The proposed new residence meets the front, sides, and rear setbacks required in the Cayucos setback standards. The gross structural area diagram shows the second floor's additional 2.5 feet setback.*

Height: Heights shall be measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof. Roof heights exceeding 22 feet but not exceeding the maximum height allowed (24 feet) shall have a roof pitch of at least 5:12. *Staff comments: The proposed height of the residence is 24 feet and the proposed roof pitch is 6:12. This project is compliant with this standard.*

Gross Structural Area: The parcel is 5,040 square feet. On parcels larger than 5,000 square feet in size, new development or additions exceeding one story or 15 feet in height are limited to a maximum gross structural area (including the area of all garages) of 50% of the usable lot, 2,679 square feet. *Staff comments: The proposed development is 2,663 square feet and is within the gross structural area standards. The project is consistent with this standard.*

Deck Rail Height: Rail heights for decks above the ground floor shall not exceed 36 inches. A maximum additional height of 36 inches of untinted, transparent material with minimal support members is allowable. *The project proposes a deck on the second floor. The project is conditioned to meet the 42 inch California Building Code requirement and be consistent with this standard.*

Parking: At least one off-street parking space shall be enclosed with an interior space a minimum size of 10 feet by 20 feet, and a maximum of one required off-street parking space may be located in the driveway within the required front yard setback area. However, the minimum front yard setback from the property line to the garage is 20 feet if this design is used. *Staff comments: The proposed residence has one parking space in the covered garage and a second parking space in the driveway within a 20' front setback. This project complies with this standard.*

Driveway Widths: Driveway widths may not exceed 18 feet. *Staff comment: The proposed driveway is 18' wide and complies with this standard.*

Streetscape Plan: A scale drawing showing the front exterior elevation (view) of the proposed project, and the front elevations of the adjacent buildings, is required as part of the application submittal. *Staff comment: The applicant submitted a streetscape plan, which is attached to this staff report.*

Building Design: The design should incorporate architectural details and varied materials to reduce the apparent mass of structures. Such scale reducing design devices include porches, covered entries, dormer windows, oriel and bay windows, multi-pane windows, varying roof profiles, moldings, masonry, stone, brickwork, and wood siding materials. Expansive building facades should be broken up by varied rooflines, offsets, and building elements in order to avoid a box-like appearance. Variations in wall planes, roof lines, detailing, materials and siding should be utilized to create interest and promote a small scale appearance. Roof styles and roof lines for first and second stories should match. *Staff comments: The design of the residence uses varied setbacks, balconies, open railings, covered entry and varied materials. This project complies with this standard.*

Landscaping and Fencing: The site design should incorporate landscaping materials that help reduce the scale of the proposed structure. This can be done by proper selection and placement of trees, shrubs and other vegetation capable of screening portions of the structure from public viewpoints. The design should consider the use of decorative paving materials, such as

aggregate concrete, stamped and/or colored concrete. The site design should consider effective use of small scale fencing materials in the front yard area to help soften the massing of the building. Fences which present a solid barrier should be avoided except where privacy is desired. *Staff Comments: The proposed courtyard wall on the street sides of the parcel is 6 feet high and located outside the front setback as required. The wall is articulated with 12" x 12" columns at the angle points. Pervious surfaces, bioswales, landscaping and a low garden wall buffer the wall from the street. The applicant has stressed the need for a 6 foot high wall at the setback location due to privacy concerns from the street and the effects of the sewage lift station on Flores Ave. This project complies with this standard.*

## **COASTAL ZONE LAND USE ORDINANCE STANDARDS**

### **Section 23.07.120: Local Coastal Program**

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

### **Section 23.07.104: Archaeologically Sensitive Areas (AS)**

The project site is located in an AS combining designation. The CZLUO requires a preliminary site survey of the project area. An extended Phase 1 was completed by Albion Environmental, Inc. in July 2015. Although the Extended Phase 1 concluded that potentially significant cultural resources are not present within the Project area, a condition has been added to require site archaeological monitoring.

## **COASTAL PLAN POLICIES**

Following is a brief list of the Coastal Plan Policies (discussion of specific applicable policies following):

Shoreline Access: N/A

Recreation and Visitor Serving: N/A

Energy and Industrial Development: N/A

Commercial Fishing, Recreational Boating and Port Facilities: N/A

Environmentally Sensitive Habitats: N/A

Agriculture: N/A

Public Works: ☒

Policy No(s): 1

Coastal Watersheds: ☒

Policy No(s): 7, 8, 9, and 10

Visual and Scenic Resources: ☒

Policy No(s): 1 and 6

Hazards: N/A

Archeology: ☒

Policy 4

Air Quality: N/A

### **Public Works**

*Policy 1: Availability of Service Capacity. New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development.*

*Staff comment: The project complies with this standard. Conditional will-serve letters (water and sewer) were submitted for the proposed development.*

### **Coastal Watersheds**

*Policy 7: Siting of New Development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent. Staff comment: The proposed project complies with this policy as the proposed project will take place on an existing lot of record in the Residential Single Family category and development is situated on slopes of less than 20 percent.*

*Policy 8: Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period. Staff comment: The proposed project is consistent with this policy because it's conditioned to require an erosion and sedimentation control plan when grading is conducted or left in an unfinished state during the period from October 15 through April 15.*

*Policy 9: Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Staff comment: The proposed project is consistent with this policy because the applicant is conditioned to apply Best Management Practices in the selection and implementation of site maintenance.*

*Policy 10: Drainage Provisions. Site design shall ensure that drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses. Staff comment: The proposed project is conditioned to comply with this policy by meeting all drainage plan and erosion control measures required the San Luis Obispo County Public Works department.*

### **Visual and Scenic Resources**

*Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible. Staff comment: The proposed project complies with this policy because it complies with the Small Scale Design Neighborhood standards, is in character and scale with the surrounding neighborhood, and will not block existing scenic vistas.*

*Policy 6: Special Communities and Small-Scale Neighborhoods. Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community which may include concerns for the scale of new structures, compatibility with unique or distinguished architectural historical style, or natural features that add to the overall attractiveness of the community. Staff comment: Staff comment: The proposed project is consistent with this standard because it complies with all the standards for Cayucos Small Scale Design Neighborhoods.*

### **Archaeological Resources**

*Policy 4: Development shall require a preliminary site survey by a qualified archaeologist knowledgeable in Chumash culture prior to a determination of the potential environmental impacts of the project. Staff Comment: An Extended Phase I Archaeological Investigation was completed by Albion Environmental, Inc. The results*

*indicate that potentially significant cultural resources are not present within the Project area. However, due to challenging soil conditions, it is recommended that initial ground disturbance be monitored by a qualified archaeologists and a Native American monitor.*

## **COMMUNITY ADVISORY GROUP COMMENTS**

Cayucos Citizens Advisory Council - The Land Use Committee reviewed this proposal and commented on the proposed 6 foot wall. The applicant agreed to soften the wall with materials and landscaping.

## **AGENCY REVIEW**

Public Works – per referral comments dated June 12, 2015, this project will be conditioned to provide frontage improvements and stormwater control plans.

Cayucos Fire – No comments

California Coastal Commission – No response

CSA No. 10 – See final will-serve letter dated September 8, 2014.

Cayucos Sanitary District – See Intent to serve letter dated May 22, 2015.

Building Department – per referral comments dated June 24, 2015:

1. Construction shall comply with the 2013 California Residential Code.
2. The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
3. Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
4. The door between the laundry room and mechanical room on the first floor may need to be an exterior grade door and gasket if the combustion air serving the mechanical equipment is to the exterior.
5. Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
6. Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 CPC.
7. Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
8. The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
9. Fire sprinklers will be required under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
10. A grading and SWPPP plan may be required depending on the total area of disturbance.

**LEGAL LOT STATUS:**

The site consists of lots 1 and 2 of Block 51 of Morro Strand Unit No. 3.

Staff report prepared by James Caruso and reviewed by Airlin Singewald.